



## RETAIL UNIT WITH EXTENSIVE FRONTAGE TO LET

369 SQ FT (34.28 SQM) APPROX

9 Florence Walk, North Street, Bishops Stortford, Hertfordshire, CM23 2NZ

Florence Walk is a pedestrianised covered shopping centre forming a link between North Street and Water Lane, close to Waitrose. Unit 9 is an 'outside' unit, having frontage in the Walk and return frontage to Water Lane.

The shop is well presented with security grills to the outside elevation, air-conditioning and laminate wood floor. A single WC exists to the rear of the shop.

Occupiers within the Walk include florists, hairdresser, patisserie and gift shop, amongst others.

Florence Walk has security gates at the entrances from North Street and Water Lane which are open 8am – 6pm daily.

- 3.85m (12`7) Display Frontage
- Air-Conditioning
- Security Grills
- Laminate Floor
- Rateable Value £11,250
- VAT is payable on sums due
- EPC Rating C-68

**RENT On Application**



Shop Width 7.16m max  
Shop Depth 5.61m max

### TERMS

Available to let on a new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the fifth year. Each party will have the right to terminate the lease at the end of the fifth year.

The letting is to be outside the Security of Tenure provisions of the Landlord and Tenant Act.

A deposit equivalent to 3 months rent will be required to be held for the duration of the term. A personal Guarantor will also be required.

### SERVICE CHARGE

A service charge is levied towards common area cleaning and maintenance, building maintenance, fire alarm and sprinkler system, amongst other items, approximately £3,635. Building's insurance is separately levied.

### BUSINESS RATES

We understand that the property has a Rateable Value of £14,500.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

### LEGAL COSTS

The tenant is to deposit the sum of £1850 + VAT towards the Landlord's costs incurred in the transaction with solicitors. On completion of the transaction this sum will be returned to the tenant or transferred to the deposit.

### REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

### MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

### CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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